

CANYON VIEW ESTATES APRIL 21, 2020 SPRING BOD MEETING MINUTES

The 2020 Spring Meeting was held Tuesday, April 21, 2020. The meeting was conducted by Telephone Conference due to the Corona Virus Shelter-In-Place requirements.

Board Members in attendance: Jen Richardson, Laurie Iversen, Kristy Oliver, Janice Kiehl, Cindy Duta and Tracey Heritage.

The meeting was called to order by Jen Richardson, President, at 6:07 PM.

Old Business:

- Annual Meeting Review
 - Welcome new members/officers, Laurie and Kristy.
Laurie Iversen asked what her duties as Treasurer are. Jen explained that she will be busy at the end of the year with budget reports. Tracey told her she will be our watchdog for the monthly Financials, making sure the balance sheets reconcile, and with the end-of-year- budget. Tracey offered to meet with Laurie to help her better understand the documents she will be responsible for managing.
- HOA Dues collection status.
One resident sent a letter requesting to pay dues in \$50 monthly installments. The Board agreed that this was alright. Four residents have not paid their dues, including one resident who has not paid dues for two years. Tracey sent a letters with the late fee included in March and she sent reminder letters on April 20. She will send email reminders next.
- Berm reinforcement completion at Irrigation Pond.
The projected cost of this project was between \$2000 and \$2500. The Invoice came in at \$958.00, which is very good news. Tracey has already paid the Invoice.

New Business:

- ACC Amendment Suggestion (see attachment A).
The BODs agreed that adding the Amendment was not necessary. The City of Grand Junction defers to our HOA if our Covenants are stricter, our bylaws prevail here over the City's. The ACC has to have everything it needs before granting final approval for projects.
- Homeowner Suggestion regarding Annual Meeting notice (see attachment A).
Tracey made this suggestion to help residents always know when our Annual Meeting will be held: hold it on the 2nd Thursday in January every year. Tracey noted that setting this annual date should not present a problem if she reserves the Wingate Elementary School Cafeteria six months in advance. Jen will send an email around Thanksgiving informing residents that they will be receiving a packet in the mail about the Annual Meeting. The BODs voted unanimously to approve this plan..

- Casual meeting with Angie Allen, HOA President at Canyon Vista.
Jen noted that we are further along than Canyon Vista in terms of having a secure Reserve Fund and a Reserve Fund Study.
- New bills pending for Colorado Common Interest Ownership Act (CCIOA)
HB-1200
Jen noted there was no movement as of yet on this bill. This bill does not really affect us. It affects Tracey more. Tracey sends in the dues for the Resource Center.

HB-1333

Jen noted this bill is “a real stinker.” Canyon View already complies with most of its points. Jen reviewed these changes:

1. Reserve Fund. We are currently at 45% funding, the bill introduces the requirement of a 50% funding level. If this becomes law, the annual contribution would increase from \$80 to \$93, based on our current budget and accounts balances.
2. Reserve Study. Under this Bill the Reserve Study is subject to audit. A comprehensive study will be required every five years, with yearly updates. Our current study and plan comply with this new requirement.

Another item in the Bill requires BOD members to complete annual on-line training.

Bills related to HOAs.

Tracey noted that Governor Polis will probably not pass these bills. Jen will keep an eye on the progress of the Bills and keep the BOD informed.

- Irrigation System Status.
 - Gate valve leaks.
Sienna Court has a gate valve issue that will be repaired on April 22, 2020. Estimated repair cost is \$450. Once this work is complete and invoiced, the Reserve Fund monies will be transferred from the Operating/Expense account to the Reserve Fund Account.
 - Controller programming/tune up.
The controller is not working properly, it does not “rest.” Monro Pump Company programs the controller and will have to be called to make updates.
 - Homeowner communication plan for watering outside schedule.
How to handle offenders? Jen offered to send emails, Tracey says the communication should come from her. Jen will send the necessary email addresses to Tracey.
- Community Welcome Status.
Janice reported that many new residents moved into Canyon View in 2019. The Welcome Program was well received by all the new residents Janice visited. Janice will update the Welcome Package for future visits.

- Updated Community Directory. (See Attachment B.)
Most residents will receive a copy of the 2020 Directory electronically. There are twenty residents who chose to receive hard copies of the Directory which will need to be hand delivered. Janice thanked Laurie and Kristy for volunteering to help deliver the Directories.

Canyon Court: Kristy

Canyon Ct. E: Kristy

Canyon Ct. W: Kristy

Canyon View Dr: Janice

S. Canyon View Dr: None

Redcliff Circle: Laurie

Redcliff Ct: None

Sienna Ct: Laurie

- Landscape Contract Update
Janice called TLC and spoke with Toby and Melissa. All the listed work for April had already been completed. All three people agreed that the new wording in the contract facilitated the work getting done correctly and finished on time. Janice foresees a much better working relationship with TLC than Canyon View has experienced in past years.

Jen completed the maintenance (weed mitigation) at the Triangle near the Irrigation Pond Overflow Ditch.

Batteries have been replaced and timers programmed at Lime Kiln Retention Pond and Canyon View Monument entrances.

Date of BODs Summer Meeting: Tuesday, August 11. Time: To Be Determined.

Held at: To Be Determined.

Kristy made a motion to adjourn the meeting, seconded by Laurie.

The meeting adjourned at 7:20 PM.

Respectfully submitted by Janice Kiehl, BOD Secretary on April 22, 2020.